

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Place Bridge Street
Linwood, Paisley, PA3 3BG

183709550

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Place Bridge Street Linwood, Paisley, PA3 3BG

Get instant cash flow of **£350.00** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£400** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

The property has a tenant currently situated that would like to remain situated, the investor can be assured that they will be able to earn a reliable income from them.

The flat is also located within the Linwood Town Centre and has quick access to the M8 Motorway which would be very desirable for those looking to rent.



Park Place Bridge Street
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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

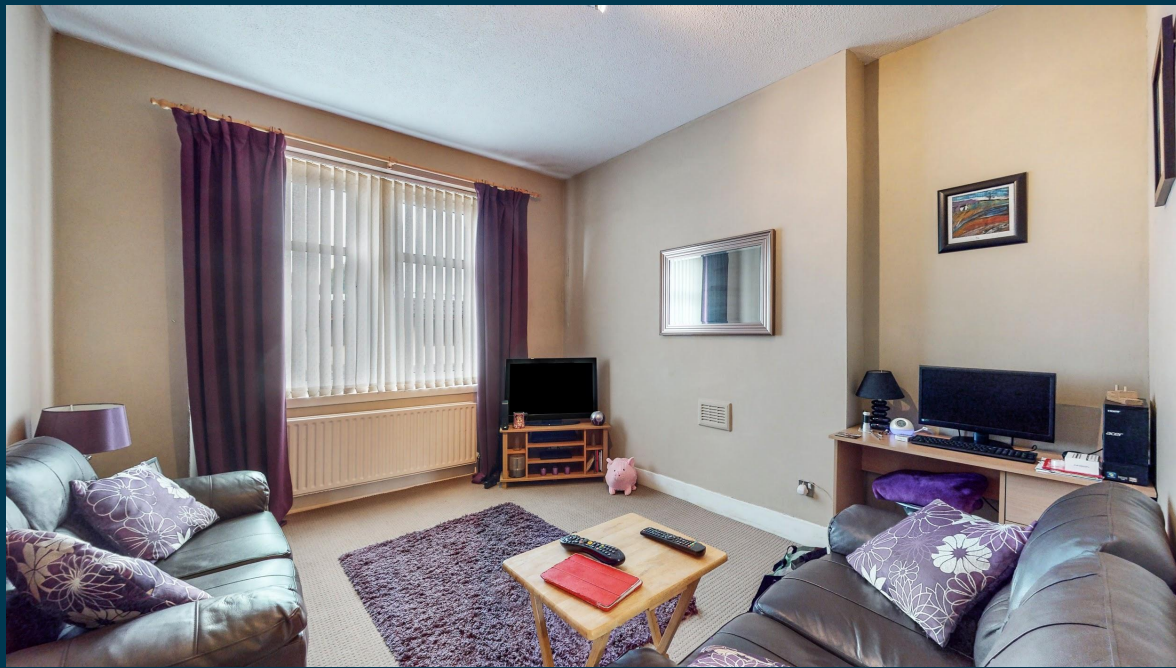
Double Glazed Windows

Factor Fees: £50.00

Current Rent: £350.00

Market Rent: £400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £52,000.00 and borrowing of £39,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 52,000.00

25% Deposit	£13,000.00
Stamp Duty ADS @ 6%	£3,120.00
Legal Fees	£1,000.00
Total Investment	£17,120.00

Projected Investment Return



The monthly rent of this property is currently set at £350.00 per calendar month but the potential market rent is

£ 400



Returns Based on Rental Income	£350.00	£400
Mortgage Payments on £39,000.00 @ 5%	£162.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Letting Fees	£35.00	£40.00
Total Monthly Costs	£262.50	£267.50
Monthly Net Income	£87.50	£132.50
Annual Net Income	£1,050.00	£1,590.00
Net Return	6.13%	9.29%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£790.00**
Adjusted To

Net Return **4.61%**

If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income **£810.00**
Adjusted To


Net Return **4.73%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £64,000.00.

 Floorplan



£54,950

1 bedroom flat for sale

Dunlop Street, Paisley

NO LONGER ADVERTISED UNDER OFFER


Key features


Home report value £60,000 | Council tax band A | Gas central heating | Double glazing | Communal garden area | On street parking | Ground floor

Marketed from 19 Feb 2021 to 5 May 2021 (75 days) by Penny Lane Homes, Renfrew

Sold price history

+ Add to report

 Floorplan



£49,995

1 bedroom apartment for sale

18a John Lang Street, Johnstone

NO LONGER ADVERTISED SOLD STC

Key features

IN DEPTH HD PROPERTY VIDEO TOUR AVAILABLE | FANTASTIC GROUND FLOOR APARTMENT SITUATED IN POPULAR LOCALE | ...

Marketed from 4 Mar 2022 to 31 May 2022 (87 days) by The Property Boom Ltd, Glasgow

Sold price history

10 May 2022 £57,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £450.00 based on the analysis carried out by our letting team at **Let Property Management**.



£450 pcm

1 bedroom cottage

Old Road, Elderslie, PA5

NO LONGER ADVERTISED

LET AGREED

Key features

One Double Bedroom | Lower Cottage Flat | Own Door Entry | Freshly Decorated | Own Front Garden | Apportioned Rear Garden | GCH & DG | ...

Marketed from 4 Aug 2021 to 25 Aug 2021 (21 days) by Penny Lane Homes, Johnstone

+ Add to report



£425 pcm

1 bedroom flat

Old Road, Elderslie, PA5

NO LONGER ADVERTISED

LET AGREED

Key features

First Floor Flat | One Double Bedroom | Modern Kitchen | Modern Bathroom Suite | Private Garden Area | Secure Door Entry System | ...






Marketed from 16 Jul 2021 to 22 Sep 2021 (67 days) by Penny Lane Homes, Johnstone

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years +**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

Park Place Bridge Street Linwood, Paisley,
PA3 3BG

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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